



THESE ARE THE MINUTES OF THE **PLAN REVIEW BOARD** MEETING HELD ON THURSDAY, **DECEMBER 19, 2019** AT 4:30 P.M. IN THE COMMON COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

MAYOR STEVE PONTO PRESIDING

MEMBERS PRESENT: Alderman Gary Nelson, Commissioner Steve Petitt (3 members physically present to meet quorum)

STAFF PRESENT: Building and Zoning Administrator Larry Goudy, Administration & Licensing Clerk Mary Schulz

1. Roll Call

Mayor Ponto called the Plan Review Board meeting to order at 4:30 p.m. A quorum was present.

2. Announcements

a. Approval of these items must also be given at the regular Plan Commission meeting of January 13, 2020 and the Common Council meeting of January 21, 2020.

b. The next regularly scheduled Plan Review Board meeting will be held on January 23, 2020.

3. Old Business

a. Deborah Bramel: detached garage

Request of Deborah Bramel, for a detached garage at 17980 Martin Drive, Brookfield.

Larry Goudy reported: 1. Chapter 17 of the municipal code regulates garages in residential districts. Generally speaking, the code encourages the erection of attached garages. There are circumstances where detached garages are permitted (subdivisions with substandard lots, replacement of existing detached garages, etc.).

2. 17980 Martin Drive does not have a garage currently. The home was built in 1953 and never had a garage. This construction date predates the city zoning code (which requires a garage).
3. The applicant would like to construct a 20' x 24' (480 square feet) detached garage in the rear yard of this property.
4. The initial building permit application was denied by staff. This was based on the belief that this type of garage was not consistent with the architectural character and integrity of the neighborhood.
5. The code grants the Plan Review Board the authority to permit detached garages when they meet the written criteria.
6. This item appeared before the Plan Review Board at the 11/21/19 meeting. At that time, there was confusion over the easement shown on the survey. It has been determined that the gas line is, in fact, located within the 20' shown. It has also been determined by staff that the gas company has rights up to 40' from the West property line. This prevents the applicant from building an attached garage at the far West part of the home. They also cannot build to the South, as it would violate the 50' setback.

Staff's recommendation: There are a few detached garages in the neighborhood, and adjoining ones (particularly to the East). There are limited options to building an attached garage on the home. Therefore, staff recommendation is to approve the request.

Deborah Bramel, owner, appeared before the board for comments and/or questions.

Alderman Mahkorn indicated that he has read the minutes from the Plan Review Board Meeting of November 21, 2019 and has spoken to Alderman Rick Owen, who attended the November meeting. He feels every alternative option was explored. He added the city 'frowns' on detached garages, however, there is no other option. He agrees with staff's recommendation.

Commissioner Petitt asked if the asphalt driveway goes all the way to the garage. Mr. Goudy stated 'yes, the driveway will go on the west side of the house and there will be a walkway to the garage from the deck at the back of the house. The garage architectural style will match that of the house. There will be slab under the garage for parking.

Motion by Mahkorn, seconded by Petitt to approve staff's recommendation of approval of a detached garage at 17980 Martin Drive, Brookfield. Motion carried 3-0.

New Business

Items 3b and 3c were taken together.

b. Kiddie Academy: monument sign

Request of Kiddie Academy, for approval of a monument sign at 15425 W. Capitol Drive, Brookfield.

Larry Goudy reported: The sign dimensions are 7'1 1/2" x 4'1 1/2" = 29 sq. ft. and 7' in height above roadway. Sign content is: Kiddie Academy, Educational Child Care, address. Structural material and color is aluminum sign face with vinyl letters on a brick base to match building. Lighting will be external by flood lights.

Staff recommends approval.

c. Kiddie Academy: wall sign

Request of Kiddie Academy, for approval of a wall sign at 15425 W. Capitol Drive, Brookfield.

Larry Goudy reported: The sign dimensions are 15'1/2" x 3'2" = 48 sq. ft. and 26' in height above roadway. The sign content is: Kiddie Academy, Educational Child Care, logo. Structural material and color is channel letters, red, gray and black copy. Lighting will be internal.

Staff recommends approval.

Commissioner Petitt wanted clarification on the sign illumination. Mr. Goudy said the wall sign is internally illuminated and the monument sign has floodlights only. This project has had a fair amount of concern from neighbors, as there are properties to the south. The floodlights would be directional; aimed straight at the monument sign. Mr. Goudy added that staff would check to make sure there is no light spillover to Capitol Drive.

Motion by Petitt, seconded by Mahkorn to approve staff's recommendation of approval of a monument sign and a wall sign for Kiddie Academy at 15425 W. Capitol Drive. Motion carried 3-0.

Motion by Mahkorn, seconded by Petitt to adjourn the Plan Review Board meeting. Motion carried 3-0. 4:45 p.m.

Minutes respectfully submitted by Mary Schulz CAP, Administration & Licensing Clerk